



STATEMENT OF ENVIRONMENTAL EFFECTS

SITE

32 Neptune Road, Newport

PROPOSAL

Secondary Dwelling

TO

Northern Beaches Council

PREPARED BY BUILDPLAN CONSULTANTS PTY LTD

FOR

Backspace Living

STATEMENT OF ENVIRONMENTAL EFFECTS



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Statement of Environmental Effects				
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1	28.3.19	Final	Liberty Berthold	Konrad Grinlaubs (MPIA) Planning Manager

BuildPlan Consultants Pty Ltd hereby certify that this Statement of Environmental Effects has been prepared in accordance with the requirement of the Environmental Planning and Assessment Act 1979 and its associated Regulations. It is certified that to the best of our knowledge the information contained within this Report is neither false nor misleading.

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies the Development Application to Northern Beaches Council for the erection of a secondary dwelling.

It is intended to provide further details, where necessary, on aspects covered in the drawings as well as provide additional information where required. The information following is provided to detail the merit of the proposed development in relation to the provisions set out in both the *Pittwater Local Environmental Plan 2014* and *Pittwater 21 Development Control Plan 2015*.

SUMMARY

Applicant	Backspace Living
Property Address	Lot 8 Sec 2 DP 6248 No. 32 Neptune Road, Newport
Local Government Area	Northern Beaches Council
Zone	R2 Low Density Residential
Calculations	Lot Area 557.4m ² Floor Area (Secondary Dwelling): 58.62m ² Floor Area (Principle Dwelling): 207m ²
Existing Structures	Two-Storey Residential Dwelling and Retaining Walls
Easements	Nil.

The DA and statement has been prepared on behalf of the applicant and addresses the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the matters required to be considered by the consent authority. The purpose of this SoEE is to:

- *Describe the existing environment to which the DA relates and the character of the surrounding area;*
- *Describe the proposed development;*
- *Outline the statutory planning framework within which the DA is assessed and determined; and*
- *Assess the proposed development in considering the relevant heads of consideration.*

1.0 Site Location and Description



Figure 1: Aerial view, showing subject site outlined in red. (Source: LPI SIX Maps Viewer)

The subject site (the site) is located on the northern side of Neptune Road, within an existing urban environment. Surrounding development is primarily established low-scale residential.

The *South Pacific Ocean* shoreline is located approximately (approx.) 350m eastward of the site.

The rectangular allotment displays a frontage width of approx. 12.2m, and depth of approx. 45.7m. The total site area is 557m². The site contains a two-storey weatherboard dwelling.

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The site is orientated on an approx. south-north axis and displays a substantial cross-fall from rear boundary to frontage of 9.5m (represented as 21% across total measured depth of the site).

The site is well landscaped; mature vegetation and managed gardens are scattered within the site's boundaries.

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Proposed Development

The applicant is proposing to continue the residential use on the site, in the form of a 2-bedroom secondary dwelling. The secondary dwelling will display a contemporary appearance, noted by the lightweight weatherboard exterior and Colourbond skillion roof.

The proposal has the following details:

- The secondary dwelling is to be located within the rear northern most portion of the site, behind the principal dwelling house and not visible from Neptune Road (south).
- The northern orientated covered deck will be utilised as the principal Private Open Space (POS) area.
- The secondary dwelling is to be setback 900mm from the rear northern, 1.4m from the east side and 1.2m from the west side boundaries.
- Minimal earthworks are required to facilitate the structure at site; the dwelling corresponds with the heavily sloping topography of the site with concrete piers and footings to the south side.
- At the highest point, the secondary dwelling is to be built 6.4m to the ridgeline, from natural ground level (NGL) – Southernmost side. At the northernmost side of the building the maximum ridgeline height from NGL is 4m.
- Stormwater will be managed via downpipes to the rainwater tank with any overflow directed to the street kerb.

There are no changes to existing parking arrangement on site proposed as part of this application.

An assessment of the proposed development has not identified any unreasonable adverse environmental impacts likely to arise as a result of the proposal. It is therefore recommended that consent for the proposed development is granted subject to Council's standard conditions.

2.0 Statutory requirements

This section deals with the proposal's consistency with the various statutory and non-statutory provisions. It also addresses the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

Commonwealth Legislation - Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC) 1999, in conjunction with the Commonwealth Environmental Protection and Biodiversity Conservation Regulations 2000, provide the basis for national environmental protection and conservation.

The subject site is not situated on or near an area of environmental significance and does not contain any national environmental significance items.

Other Acts

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals:

- *Fisheries Management Act 1994*
- *Heritage Act 1977*
- *Mine Subsidence Compensation Act 1961*
- *National Parks and Wildlife 1974*
- *Petroleum Act 1991*
- *Protection of the Environment Operations Act 1997*
- *Roads Act 1993*
- *Rural Fires Act 1997*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016 No 63*

Rural Fires Act 1997

The site is identified as being within *Bushfire Prone Land*. Therefore, a Bushfire Risk Assessment has been completed and accompanies this development application.

The proposed development will be constructed to the minimum standard required in accordance with the guidelines of *Planning for Bushfire Protection 2006*, The *BCA* and *AS 3959-1999 Construction of Buildings in Bushfire Prone Areas*.

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State Environmental Planning Policies (SEPP)

The following State Environmental Planning Policies are considered applicable to the land and relevant to the proposal such as to warrant consideration:

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The State Environmental Planning Policy was enacted to ensure buildings are designed to use less potable water and minimise greenhouse gas emissions by setting energy and water reduction targets for residential houses and units.

A BASIX assessment has been undertaken as part of the proposed development, by a qualified Building Sustainability Assessments consultant, the certificate for the proposal plans is attached with this application.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The secondary dwelling is as permissible use under the *Pittwater LEP 2014* for land zoned R2 Low Density Residential. No further consideration of this SEPP is required.

3.0 Local Environmental Plans (LEP)

Pittwater Local Environmental Plan 2014

The site of the proposed development is located within the R2 Low Density Residential zone as identified by the Pittwater LEP 2014.

Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The proposed development is not considered to be inconsistent with the above objectives as it seeks a residential use on site with the erection of a secondary dwelling. It will not affect the existing land use and provides for the housing needs of the community.

Permitted with consent

The Pittwater LEP 2014 permits the following land uses with Council's consent in the zone:

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Veterinary hospitals; Water recreation structures*

The applicant seeks consent to erect a *secondary dwelling* on the site, permissible in the zone.

Principal development standards

4.1 Minimum Lot Size

Not applicable to this development.

4.3 Height of Buildings

The proposal does not seek to build higher than the maximum 8.5m height prescribed for the site, scaled from the architectural plans as a height of 6.4m from existing ground level to the ridgeline – Compliant with the LEP provisions.

4.4 Floor Space Ratio

There is no FSR applicable mapped for the site.

Part 5 Miscellaneous provisions

None applicable.

Part 7 Additional local provisions

7.1 Acid Sulfate soils

The site is affected by Class 5 Acid Sulphate soils. The proposal does not involve any works via which the water table will be lowered more than 1m below the natural ground surface. Accordingly, neither an investigation into the presence of Acid Sulfate soils or an Acid Sulfate Soils Management Plan is required. The proposal does not disturb, expose or drain Acid Sulfate soils.

7.2 Earthworks

Minor earthworks associated with the establishment of the building foundation (concrete piers and footings) is proposed. No significant excavation is required to facilitate the proposal.

It is believed that this development will not have detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land due to the low impact, minor nature of the development.

7.7 Geotechnical hazards

The site is partially within land identified as “*Geotechnical Hazard H1*” on the Geotechnical Hazard Map under the Pittwater LEP.

Consideration of the underlying geotechnical condition of the land was taken during the design stage to minimise the amount of cut and fill required to facilitate the structure at site – As such, the extent of ground disturbance is minimised, comprising only of the installation of concrete piers.

Given the location of the site and siting of the structure, it is not anticipated that the earthworks will adversely impact the visual amenity of neighbouring properties or immediate area. The structure does not affect the subject sites or adjoining allotments potential for drainage, and adequate provisions will be made for drainage and addressed at post approval stage.

All stormwater from the additional roof area is to be directed from downpipes to a rainwater tank, with overflow directed to the existing stormwater system at site (legal point of discharge – Street kerb). No adjoining properties or developments will be impacted by stormwater from the site.

4.0 Development Control Plan (DCP)

Pittwater 21 Development Control Plan 2015

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within the DCP. The following DCP Chapters are considered applicable to the proposal.

Section B General Controls

B3.1 Landslip Hazard

The site is identified as being partially within a *Geotechnical Hazard H1* zone as identified by the Pittwater LEP 2014.

The proposed development has been designed in accordance with the *Geotechnical Risk Management Policy for Pittwater (Appendix 5)*. Minimal earthworks and ground disturbance are proposed with this development, limited to the installation of concrete footings – The development corresponds to the heavily sloping topography of the site.

The secondary dwelling will not have an adverse impact on the structural stability of adjoining developments or the principal dwelling at site due to its minor nature.

Given the location of the site and siting of the structure, it is not anticipated that the earthworks will adversely impact the visual amenity of neighbouring properties or immediate area. The structure does not affect the subject sites or adjoining allotments potential for drainage, and adequate provisions will be made for drainage and addressed at post approval stage. Erosion and sediment control will be to Council regulations.

It is requested, due to the minor nature of the proposal and minimal earthworks required to facilitate the construction of the dwelling, Council will use discretion in this instance to determine that no geotechnical report is needed.

B3.2 Bushfire Hazard

The site is identified as being within *Bushfire Prone Land*. Therefore, a Bushfire Risk Assessment has been completed and accompanies this development application.

The proposed development will be constructed to the minimum standard required in accordance with the guidelines of *Planning for Bushfire Protection 2006*, The *BCA* and *AS 3959-1999 Construction of Buildings in Bushfire Prone Areas*.

B5 Water Management

The secondary dwelling has been designed to maximise the conservation of water and energy. A BASIX Certificate has been generated for the proposal and accompanies the development application.

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The proposal includes stormwater to be directed from downpipes into a rainwater tank, with overflow directed to the legal point of discharge (street). Given the size of the proposed rainwater tank relative to the roof area and re-use required to comply with BASIX requirements, it is expected minimal overflow of water is to be experienced from the tank.

Adjoining developments will not be impacted by stormwater at the proposal site.

B6 Access and Parking

As existing from Neptune Road.

Section C Development Type Controls

C1.1 Landscaping

No trees are proposed for removal with this development application.

All surrounding vegetation, including nearby mature trees near the property boundaries are to remain as existing. Adequate protection for the trunk and branches of the remaining trees will be provided for the duration of the works.

The secondary dwelling does not impact on the existing >60% landscaping in the front setback, with the new building to occupy the rear most portion of the site.

C1.3 View Sharing

The proposed development is not expected to create adverse impacts upon the reasonable right of view of surrounding properties.

The development is not considered to be of a bulk and scale that would impact view corridors, being built to a suitable size as to not seem overbearing from adjoining lots or the public domain

Outlook eastward will be maintained.

C1.4 Solar Access

The proposed development is designed and oriented on the site to ensure minimal overshadowing of the living rooms and private open spaces of adjacent dwellings. The proposed does not seek to impact solar access of existing and future residents, being built approx. 10m from the closest dwelling house located to the north.

The principal dwelling and adjoining dwellings area of POS are anticipated to receive a minimum of three (3) hours of continuous direct solar access to a min. 50% of the area between 9am and 3pm on June 21.

C1.5 Visual Privacy

The secondary dwelling comprises of two bedrooms, bathroom, laundry, and combined kitchen and dining areas. Window openings have been limited; 3 windows with sill heights >1.1m are proposed to the western building wall and 3 windows with a sill height >1.6m to the southern building wall are proposed. No windows will create the potential for overlooking into neighbouring properties living room windows or the principal area of private open space of adjoining sites or the principal dwelling at the site.

The proposed covered deck has been designed with a privacy screen to the eastern building elevation, thereby further reducing direct lines of sight and possible overlooking into living areas and outdoor areas of POS of adjoining sites.

It is considered the proposed development has demonstrated that privacy to the neighbouring properties will not be significantly detrimentally impacted by the proposed development.

C1.6 Acoustic Privacy

The structure is sited and designed to meet user requirements for acoustic privacy while minimising the acoustic impacts of development on adjoining properties.

C1.7 Private Open Space

The POS of the principal dwelling is to remain as existing.

The proposed secondary dwelling has a dedicated area of private open space directly accessed from the main living area in the form of a covered deck, in addition to a grassed level area.

The secondary dwelling and principal dwelling are separated by a landscaped area >10m in width, sufficient to provide for an informal sharing arrangement for open space between the occupiers.

C1.10 Building Facades

Notwithstanding the siting of the proposed secondary dwelling to the rear of the site, direct visibility from the primary road frontage is not applicable in this instance due to the existing built form.

The proposed secondary dwelling includes a building design sympathetic to that of the principal dwelling, i.e. weatherboard cladding.

C1.11 Secondary Dwellings and Rural Worker's Dwellings

The single storey detached secondary dwelling contains no more than 2 bedrooms – Compliant with the DCP provisions.

C1.12 Waste and Recycling Facilities

The secondary dwelling has been designed to maximise the conservation of water and energy. A BASIX Certificate has been generated for the proposal and accompanies the development application.

Section D Locality Specific Development Controls

D10 Newport Locality

D10.4 Building colours and materials

The proposed secondary dwelling demonstrates an external appearance which responds to the surrounding environment and is compatible with the desired dark and earthy external colours under the DCP.

The use of textured finishes; weatherboard cladding, Colourbond roof sheeting and the use of a low ridgeline skillion roof will ensure an appropriate contemporary aesthetic – Compatible with development in the immediate area.

D10.8 Side and rear building line

The DCP states that for land zoned R2 Low Density Residential, secondary dwellings must be setback ***2.5m to at least one side, 1.0m for the other side and 6.5m to the rear.***

The proposed secondary dwelling is setback 1.4m from the east side, 1.2m from the west side and 900mm from the rear northern boundary.

The non-compliance is noted, and a merit assessment is requested. The following response is provided for Council consideration with respect to the desired outcomes for the locality.

- *To achieve the desired future character of the Locality.*

The encroachments are attributed to the heavily sloping topography of the locality, (the subject site displays a substantial cross-fall from north to south of 9.5m). Therefore, a present characteristic of the locality is built form being constructed within the desired boundary setbacks which is dependent on the orientation of the site with respect to the topography of the land.

The secondary dwelling in this location provides the greatest site utilisation and seeks to minimise disturbance to the existing landform. Existing retaining walls to the south provide a levelled and functional area of POS. Should the secondary dwelling be setback further from the rear boundary, it is anticipated that excessive earthworks would be required to facilitate the structure, including but not limited to; the removal of existing retaining walls and excessive cut into the existing northerly battered slope. As the site is identified as being within a *Geotechnical Hazard H1* area, these practices could be considered unreasonable and

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impractical and would increase the risk to people, existing assets and infrastructure due to undue ground disturbance.

Further, the rear boundary abuts a right of way and therefore the proposed rear setback of 900mm does not compromise privacy or aesthetics.

As such, it is considered that the proposal achieves the desired future character of the locality by delivering a high quality building design consistent with the context and natural hazards prevalent within the locality.

- *The bulk and scale of the built form is minimised.*

The visual perception of the structure from adjoining sites and the streetscape is minimised through the use of a single storey form with a 4m ridgeline height (when viewed from the adjoining northern battle-axe driveway and *Hillside Road*) and low-pitched skillion roof. The new development is not considered to be of a bulk and scale that would be perceived as overbearing from adjoining sites or the public domain.

Further, due to the southerly fall of the land, the proposed dwelling will be situated on the lower side of the adjoining northern sites – when viewed in the round, the dwelling will not result in an incompatible built form due to the non-compliance.

It is additionally noted that existing dense perimeter vegetation (to be retained) will obscure direct views from the public domain and adjoining sites.

It is thereby submitted that any potential perception of bulk and scale has been considerably reduced as a result of its proposed location.

- *Equitable preservation of views and vistas to and/or from public/private places.*

The secondary dwelling is not considered to be of a bulk and scale that would impact view corridors, being built to a suitable size as to not seem overbearing from adjoining lots or the public domain.

No desirable outlooks will be impeded by the development due to the encroachment. Outlook will be maintained.

- *To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

As noted above, existing site and perimeter vegetation will provide for well-positioned landscaping with the ability to obscure undesirable direct views of built form and capture prolific views to the site.

- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

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In context to the development, the non-compliance is considered minor as it does not add or create building bulk that will result in significant detrimental overshadowing, loss of privacy to POS areas or affect the outlook of adjoining properties.

Due to the southerly fall of the land, the proposed secondary dwelling is situated on the lower side of the adjoining northern site – Existing views, outlook and solar access of adjoining sites will receive no adverse impact in lieu of the encroachment.

In addition, the covered deck includes provisions for privacy screens to further reduce possible privacy impacts, overshadowing and potential overlooking into the rear yard of adjoining sites.

Fundamentally, the proposal will result in potential shadowing comparable to that of a compliant structure. The proposed non-compliance creates no perceivable additional adverse impact with regards to overshadowing and solar access. It is additionally noted, due to the long axis of the site orientated south to north, the POS areas and north facing living room windows of both adjoining properties and the principle dwelling on site will not be significantly adversely affected.

- *Substantial landscaping, a mature tree canopy and an attractive streetscape*

To remain as existing. The proposed development does not require the removal of any vegetation – All mature trees and existing tree canopy within the site are to be retained to provide screening and ensure an attractive streetscape.

- *Flexibility in the siting of buildings and access.*

As above, the proposed location provides the greatest site utilisation; reducing excessive earthworks, retaining site vegetation and ensuring adequate area is afforded between the principal dwelling and the secondary dwelling for respective and communal areas of POS.

No additional access is required for the secondary dwelling.

- *Vegetation is retained and enhanced to visually reduce the built form.*

Consideration was taken during the design stage to ensure that all existing vegetation at site is be retained and suitably protected for the duration of the works. Perimeter vegetation to the north, east and west provides visual relief and reduces the visual perception of built form from adjoining sites and the public domain.

Notably, should the proposal be setback further from the rear boundary, significant vegetation, including mature trees, would be required to be removed, an unfavourable outcome for the site.

- *To ensure a landscaped buffer between commercial and residential zones is established*

The site is not identified as bounding a commercial zone.

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Council is reminded that strict compliance with any provision does not necessarily result in a better outcome for the site and the Pittwater 21 Development Control Plan (DCP) allows for a merit-based assessment if controls cannot be met.

In this instance, it is considered that justification for the proposed boundary setbacks are warranted and Council is requested to consider a merit assessment, in lieu of the information detailed above.

D10.12 Landscaped Area – General

The DCP states that for land zoned ***R2 Low Density Residential***, **50%** of the area of the lot must be landscaped. Inclusive of the proposed development, the total landscaped area is to be 33.27%.

The non-compliance is noted, and a merit-assessment is requested.

The exceedance of built-area is considered minor in the context of the site. Sufficient areas of existing landscaping are provided to south of the proposed secondary dwelling. These areas are adequate in size and proportion to accommodate for the needs of the residents and support additional deep soil planting.

Inclusive of the proposed, the site is provided with adequate permeable areas with the ability to absorb rain water and reduce stormwater runoff. All stormwater is to be contained on site with all drainage works to be constructed and stabilised as soon as possible during development. No neighbouring properties or developments will be impacted.

The erection of the secondary dwelling does not require the removal of any trees or vegetation and will not be visible from adjoining allotments or the public domain, thereby limiting significantly adverse visual impacts of the site when viewed in the round.

The proposed development is considered to be compatible with the surrounding development, with the preservation of amenity upon adjoining lands and with minimal impact on neighbouring properties. As such, absolute enforcement with this control seems unreasonable in this instance by the consent authority.

5.0 Environmental Effects

The proposed development has been evaluated with regard to the matters for consideration of section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that have not been addressed elsewhere within this statement.

The Provisions of any Planning Agreement

None applicable to this application or site.

The Provisions of the Regulations

None applicable to this application or site.

Likely Impacts of the Development

Likely Impacts	Assessment
<i>Context and Setting</i>	The proposal is appropriately located within the site and with respect to adjoining properties.
<i>Access, Transport and Traffic</i>	Any additional traffic generated by the proposed development would not create any adverse impact on the surrounding road network and ample local parking exists.
<i>Public Domain</i>	The proposal would not result in any adverse impacts to the public domain.
<i>Utilities</i>	The proposal will be connected to the mains power and reticulated sewer and water.
<i>Heritage</i>	Not relevant to the subject site.
<i>Other Land Resources</i>	The proposed development would not alienate other uses within the site or on neighbouring sites and would limit the demands on other lands.
<i>Water Quality</i>	Stormwater management to Council regulations.
<i>Soils</i>	The site of the proposed development is identified as being located within the Class 5 Acid Sulphate Soils zone. As the development includes minimal ground works, it is not expected investigation is required.
<i>Air and Microclimate</i>	The proposal is expected to have a negligible impact on the existing air quality and microclimate.
<i>Ecological</i>	There are negligible ecological impacts anticipated.
<i>Waste</i>	Waste generated will be handled through existing waste collection and recycling services that presently available, with additional services used on occasion.
<i>Energy</i>	The proposed development incorporates applicable energy efficient design features.
<i>Noise and Vibration</i>	The proposal would have negligible impact on the existing air quality and microclimate.
<i>Natural Hazards</i>	The subject site is identified as being within Bushfire Prone land, as such, a Bushfire Assessment has been completed and accompanies this application.
<i>Technological Hazards</i>	None exist in respect to this type of development.
<i>Safety, Security and Crime Prevention</i>	The development is designed and located to ensure safety and security would be maintained.
<i>Social Impact in Locality</i>	The proposal does not introduce a type of development or scale of development that would result in an adverse impact.

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Likely Impacts	Assessment
<i>Economic Impact in Locality</i>	No adverse economic impact expected, and the proposal would not impact future economic viability of the locality.
<i>Site Design and Internal Design</i>	Commensurate to existing built form and context of surrounding urban locality.
<i>Construction</i>	To Council and BCA requirements.
<i>Cumulative Impacts</i>	None are likely to result from this scale of development.

Ecologically Sustainable Development

The principles of ecologically sustainable development (ESD) have been considered in preparing this SoEE. Schedule 2 of the Environmental Planning and Assessment Regulation 2000 note that ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes. The principles of ESD have been considered in the preparation of this SoEE and development design. The proposed development is considered to be able to comply with the ESD objectives for the site.

Suitability of the Site for Development

The subject site is considered suitable for the proposed development in this location. The SoEE has demonstrated in detail that the site is suitable for the proposed development. In summary, suitability is achieved given:

- The proposed development is permissible and will be consistent with the relevant zone objectives.
- The development will respect the existing and desired future character of the immediate and surrounding locality.
- There are no prohibitive constraints posed by the site or those adjacent.

Submissions

Should the proposal be notified in accordance with the requirements of Council's DCP, providing opportunity for the public to comment on the development, all reasonable concerns raised in any submissions will be considered.

Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

6.0 Conclusion

The application for development seeks assessment and consent under the provisions of section 4.15 of the Environmental Planning and Assessment Act 1979. The development is a permissible use of the land under the *Pittwater Local Environmental Plan 2014* and displays compliance with the objectives and controls of the *Pittwater 21 Development Control Plan 2015*.

It is therefore submitted that Council favourably consider the proposed development, subject to conditions.